

Mail-In Bid for Public Auction Sale

I, the undersigned, bid \$ _____ on Improved commercial real estate located at 133 W. Second St., Ottumwa, IA 52501, legally described as: "Lots (4) (5) (6) (7) and (8) in Coffin's Subdivision of lots 152 & 153 in Block number 12 Original Plat of the City of Ottumwa, Wapello County, Iowa, also, All of Lot number 149 in Block number 12 of the Original Plat of the City of Ottumwa, Iowa, except 50 feet off the southeast end thereof Subject to a mortgage to Walter W. McNett, Trustee, dated January 1st, 1921, recorded in Book 49, page 198, for \$30,000, two notes of \$15,000 each, due on demand, interest at eight percent semi-annually. Which said mortgage grantees assume and agree to pay according to the terms thereof. AND The Southwest 4 feet of the public alley as platted in rear of Lots 4 to 8, both inclusive, of Coffin's Subdivision of Lots 152 & 153 in Block 12 of the Original Plat of the City of Ottumwa, Wapello County, Iowa, heretofore vacated by Ordinance Number 1042, passed and adopted by the City Council of the City of Ottumwa, Iowa, on April 7, 1924."

I enclose my payment of \$ _____, which is **20%** of my bid and authorize the enclosed payment to be applied against the sale price if I am the successful bidder. Increments are at the discretion of the auctioneer as dictated by the live bidding.

I understand that this mail-in bid must be received by April 11, 2008, to be included in the sale, with the balance due to be paid in full no later than **April 25, 2008. NOTE:** the form of payment and/or bid must comply with the Terms of Payment as stated on the *Notice of Public Auction Sale*. Personal checks will not be accepted. **(DO NOT SEND CASH)**

Please provide (Print) Bidder Information Below:

Name _____

Phone Number _____

Cell Number _____

Address: _____

E-Mail Address _____

Fax Number _____

By submitting this mail-in bid, I understand that:

This is a mail-in bid for a public auction sale, and it is not a sealed bid sale;
I must comply with all other conditions as stated in the Notice of Public Auction

Sale

There are advantages that I am forgoing by not being present at the actual sale, such as inspecting the property, hearing any statement by the taxpayer or lien holders, and engaging in open, competitive bidding.

SIGNATURE OF BIDDER: _____

Submit the bid in a securely sealed envelope with your name, address and date of sale on the upper left corner of the envelope.

Address to submit MAIL-IN BID and Deposit:

Internal Revenue Service
12600 W. Colfax Ave. Building C-300
Lakewood, CO 80215
Attn: PALS – Mail-in Bid

Annotate the envelope with the following statement: ' MAIL-IN BID - TO BE OPENED BY PALS ONLY"

(IRS USE ONLY)

Total amount of successful bid \$_____

Deposit received \$_____

Balance received Date_____ \$_____

Certificate of Sale issued Date_____

Signature/Title _____

RETURN OF REMITTANCE TO UNSUCCESSFUL BIDDER

The deposit submitted with this bid was returned by Mail on _____, 20__

Signature/Title _____